



April 14, 2015 Second Amendment

2014 Housing & Community Development Consolidated Annual Action Plan

Lake County Consortium

Lake County, Illinois
North Chicago, Illinois
Waukegan, Illinois

Lake County Consortium
2014 Action Plan
Second Amendment

This second Amendment to the 2014 Action Plan contains the following shifts in 2014 HOME Investment Partnership funding:

Entity	Project Type	2nd Amendment
Affordable Housing Corporation of Lake County	Tenant-Based Rental Assistance	\$145,920
Affordable Housing Corporation of Lake County	Waukegan Homebuyer Assistance	\$80,000
<u>Affordable Housing Corporation of Lake County</u>	North Chicago Owner Occupied-Rehabilitation	<u>\$135,000</u> *
Community Partners for Affordable Housing	CHDO Operating	\$15,000
Community Partners for Affordable Housing	Rental- <u>Rehabilitation</u>	\$233,000
Habitat for Humanity Lake County	CHDO Operating	\$19,429
Habitat for Humanity Lake County	Homebuyer – Rehabilitation/New Construction	\$125,000
Lake County Residential Development Corporation	Rental/Homebuyer-Rehabilitation and New Construction	\$200,000
Lake County Residential Development Corporation	Rental-Rehabilitation	\$150,000
Lake County Residential Development Corporation	CHDO Operating	\$19,430
City of Waukegan	<u>Homebuyer – Rehabilitation</u>	\$114,346
Lake County	Administration	\$114,483
TOTAL		<u>\$1,351,608</u>

*Includes HOME funds reallocated from unspent North Chicago funds in 2011 and 2012.

Please reference the following revised Table 3C documents for specific program and project activity changes.

Annual Housing Completion Goals (Table 3B)

TABLE 3B ANNUAL HOUSING COMPLETION GOALS					
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)	Annual Expected Number Completed	Resources used during the period			
		CDBG	HOME	ESG	HOPWA
Acquisition of existing units	0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units	4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	16	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Rental Goals	22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)					
Acquisition of existing units	0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units	2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	24	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Owner Goals	14	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Homeless	233	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-Homeless	63	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Needs	5	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Affordable Housing	301	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ANNUAL HOUSING GOALS					
Annual Rental Housing Goal	22	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	416	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal	3638	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For the purpose of identification of annual goals, an assisted household is one that will receive benefits through the investment of Federal funds, either alone or in conjunction with the investment of other public or private funds.

1.0 Consortium Housing Activities

HOME Funds

All categories in which the County allocates HOME funds have demonstrated need.

1.2 - Rehabilitation

- [Affordable Housing Corporation of Lake County – City of North Chicago owner-occupied rehabilitation](#)
- [City of Waukegan – Homebuyer rehabilitation](#)
- Lake County Residential Development Corporation – Rental: CILA Group Home Rehabilitation

1.3 - New Construction

- Community Partners for Affordable Housing – Rental: New Construction

1.2 and 1.3 - Rehabilitation and New Construction

- Lake County Residential Development Corporation – Rental and Homebuyer: Scattered Site Development
- Habitat for Humanity Lake County – Homebuyer Scattered Site Development

1.4 - Homebuyer Assistance

- Affordable Housing Corporation of Lake County – Homebuyer Assistance

1.5 - Tenant-Based Rental Assistance

- Affordable Housing Corporation of Lake County – Tenant Based Rental Assistance

Note: Certain Activities above are combined with PY2013 activities as noted in the Table 3C documents that follow.

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction Name:	Lake County <u>Consortium</u>
Priority Need:	High
Project:	Rehabilitation
Activity:	City of North Chicago – Owner Occupied Rehabilitation

Description: Administered by the ~~Department of Community Development and Planning and the Building and Health Department~~ Affordable Housing Corporation of Lake County, the North Chicago owner-occupied rehab program will use HOME funds to rehabilitate owner-occupied homes to ensure decent, safe, sanitary and code compliant housing, and said assistance is structured as a loan. All homes in the program will be occupied by low and very-low income households.

Objective Category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome Category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Scattered sites throughout the City of North Chicago

Objective Number	Project ID
DH1	TBD
HUD Matrix Code	CDBG Citation
14H	24 CFR 570.208(a)(3)
Type of Recipient	National Objective
Government	LMH
Start Date	Completion Date
August 2014	August 2016
Performance Indicator	Anticipated Units
Housing Units	1-24
Local ID	Actual Units
H1451 TBD	TBD

Funding Sources:	Awarded	Expended	Balance
<i>CDBG</i>			
<i>ESG</i>			
<i>HOME</i>	\$66,608		
<i>Prior Year Funds</i>			
<i>Other CPD Funds</i>			
Total	\$66,608.00		

Financial Narrative:

The primary purpose of the project is to help:
 the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction Name:	Lake County <u>Consortium</u>
Priority Need:	High
Project:	Rehabilitation
Activity:	City of Waukegan – Owner-Occupied <u>Homebuyer</u> Rehabilitation
Description:	City of Waukegan will provide assistance for the rehabilitation for owner-occupied one to four family homes to ensure the provision of decent, safe, and sanitary affordable ownership housing units for at two three <u>acquire and rehabilitate one or two homes</u> for eligible low-income Waukegan homeowners earning less than 80% of area median income. This assistance may come in the form of a deferred payment partially forgivable loan or a ten-year amortized loan dependent upon the borrower’s specific rehabilitation needs and ability to pay. This is a grant funded project.

Objective Category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome Category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Scattered sites throughout the City of Waukegan

Objective Number	Project ID
DH1	TBD
HUD Matrix Code	CDBG Citation
14H	24 CFR 570.208(a)(3)
Type of Recipient	National Objective
Government	LMH
Start Date	Completion Date
August 2014 <u>April 2015</u>	August 2016
Performance Indicator	Anticipated Units
Housing Units	<u>1-2-3</u>
Local ID	Actual Units
H1452 <u>TBD</u>	TBD

Funding Sources:	Awarded	Expended	Balance
<i>CDBG</i>			
<i>ESG</i>			
<i>HOME</i>	\$114,346.00		
<i>Prior Year Funds</i>			
<i>Other CPD Funds</i>			
Total	\$114,346.00		

Financial Narrative:

The primary purpose of the project is to help:
 the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Table 3C
Consolidated Plan Listing of Projects

Jurisdiction	Lake County
Priority Need:	High and Medium
Project:	Rehabilitation and New Construction
Activity:	Habitat for Humanity Lake County – Building Communities 2014

Description: Habitat for Humanity Lake County proposes to acquire land or existing structures to rehabilitate and newly construct homes to be sold to low-income households. The Habitat model incorporates enhanced households targeting procedures to generate a supply of eligible beneficiary households that participate in the construction process. Target sites are in neighborhoods where blight removal is a critical strategy.

This is a CHDO Reservation project, for which the PY2014 HOME allocation may increase in the event this is also a contingency project; this is a first priority contingency project.

Objective Category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome Category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Pending acquisition; sites within ~~North Chicago~~Waukegan, Illinois

Objective Number	Project ID	Funding Sources:	Awarded	Expended	Balance
DH1	TBD	<i>CDBG</i>			
HUD Matrix Code	CDBG Citation	<i>ESG</i>			
N/A	24 CFR 570.208(a)(3)	<i>HOME</i>	\$125,000.00		
Type of Recipient	National Objective	<i>Prior Year Funds</i>			
Nonprofit	LMH	<i>Other CPD Funds</i>	\$125,000.00*		
Start Date	Completion Date	Total	\$125,000.00		
August 2014	August 2016	Financial Narrative:			
Performance Indicator	Anticipated Units	<i>\$125,000 is noted as a contingency allocation should additional HOME funds become available under PY2014</i>			
Housing Units	3-5				
Local ID	Actual Units				
H1457 TBD	TBD				

The primary purpose of the project is to help:
 the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C

Consolidated Plan Listing of Projects

Jurisdiction Name: Lake County

Priority Need: Medium

Project: Rental ~~—New Construction~~ Rehabilitation

Activity: CPAH Walker Avenue Scattered Site Rental ~~Project~~

Description: Utilizing the Community Land trust (CLT) acquisition model, Community Partners for Affordable Housing (CPAH) will ~~develop an affordable housing planned unit development (PUD) in Highland Park to encompass homebuyer and rental housing. The new construction rental development will contain four units to serve larger families (3 bedroom+ units) and target residents at 60~~ acquire and rehabilitate scattered site properties for rental to households at 80% of AMI or less.

This is a CHDO Reservation project, ~~for which the PY2014 HOME allocation may increase in the event this is also a contingency project; this is a third priority contingency project.~~

Objective Category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome Category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

~~Location — Walker Avenue~~ Scattered sites in
Highland Park, Illinois 60035

Objective Number	Project ID	Funding Sources:	Awarded	Expended	Balance
DH1	TBD	CDBG			
HUD Matrix Code	CDBG Citation	ESG			
N/A	24 CFR 570.208(a)(3)	HOME	\$233,000.00*		
Type of Recipient	National Objective	Prior Year Funds	\$ 65,000 39,800.00		
Nonprofit	LMH	Other CPD Funds	\$27,200.00**		
			\$65,000.00***		
Start Date	Completion Date	Total	\$300,000.00		
August 2014 April 2015	April 2016	Financial Narrative:			
Performance Indicator	Anticipated Units	* \$39,800 65,000 in HOME funds is from previous PY2013 allocation. PY2014 AP will govern the project and total funding. **\$27,200 from LCAHP funding is also allocated to the project. ***\$65,000 is contingency allocation should PY2014 funds become available			
Housing Units	43				
Local ID	Actual Units				
H1455TBD	TBD				

The primary purpose of the project is to help:

- the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction	Lake County
Priority Need:	Medium
Project:	Tenant-Based Rental Assistance <u>(TBRA)</u>
Activity:	Affordable Housing Corporation of Lake County (AHC) – Home Step Rental Assistance Program
Description:	<p>Provision of security deposits and rental assistance subsidy to eligible tenants, a majority of which-whom are <u>households</u> at 60% of AMI or less. The Home Step Program will provide support for up to 12 months to households that recently completed a transitional housing or shelter program.</p> <p><u>This TBRA program is provided exclusively to persons with particular types of special need – victims of domestic violence and/or chronic homelessness. The 2009-2014 Consolidated Plan identified housing for special needs populations as a substantial service gap.</u></p>

Objective Category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome Category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
To be determined – throughout Lake County, Illinois

Objective Number	Project ID
DH2	TBD
HUD Matrix Code	CDBG Citation
N/A	24 CFR 570.208(a)(3)
Type of Recipient	National Objective
Nonprofit/ For-profit/Government	LMH
Start Date	Completion Date
August 2014	August 2017
Performance Indicator	Anticipated Units
Households	18
Local ID	Actual Units
H1454 TBD	TBD

Funding Sources:	Awarded	Expended	Balance
<i>CDBG</i>			
<i>ESG</i>			
<i>HOME</i>	\$145,920.00		
<i>Prior Year Funds</i>			
<i>Other CPD Funds</i>			
Total	\$145,920.00		

Financial Narrative:

The primary purpose of the project is to help:
 the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs